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PRESENT: Councilmen - CULBERTSON, DOW, KIRSTEN,  
WALTON and BROWN (Mayor)

ABSENT: Councilmen - None

Also present were City Manager Glaves, Administrative Assistant Peterson, City Attorney Mullen and Planning Director Rodgers.

MINUTES Minutes of June 17, 1964 and June 24, 1964 were approved as written and mailed on motion of Councilman Dow, Culbertson second, after correcting the Minutes of June 24, 1964, by changing the word "Senator" in the last paragraph on page 3 to "Assemblyman."

## PUBLIC HEARINGS

E. LODI AVE.  
LIGHTING DIST.

RES. NOS. 2739A  
2740, 2741  
AND 2742  
ADOPTED

Notice thereof having been published, posted and mailed in accordance with law, Mayor Brown called for hearing on the proposed formation of the East Lodi Avenue Street Lighting District, being Lodi Avenue from Main Street to Cherokee Lane, under the Improvement Act of 1911. The Mayor explained that the law required that any protests must be in writing and filed with the City Clerk on or before the date of the hearing. Mr. Herbert Lehr, 1250 Edgewood Drive, spoke in favor of the district, stating that having new lights installed (to replace the present lights) would improve the street. Mr. Graves explained that the City would be widening the street and at that time it would be advantageous to the property owners to have better lighting installed. The City Clerk presented a petition signed by owners of 31.2% of the front footage protesting formation of the district. Mr. Arthur Wacker, 444 East Lodi Avenue, spoke against the district. He said that the district was being forced on people who did not want it, that having the better lights would create faster traffic, and that lights on this street had been paid for years ago and the City should pay for any new lights. Mr. A. Krause, 416 East Lodi Avenue, said that most of the people did not want the lights. Mrs. Lela Pate, 420 East Lodi Avenue, felt that some of the people did not understand the petition asking for formation of the district. Mr. Lehr stated he helped circulate the petition and had presented it in a straightforward manner. Since the law requires that a majority protest is required to stop proceedings, the Council had no alternative but to form the district, and on motion of Councilman Dow, Culbertson second, the Council adopted Resolution No. 2739A overruling the protests to the lighting district. Councilman Culbertson then moved the adoption of Resolution No. 2740 adopting the prevailing wage rates. His motion was seconded by Councilman Dow and carried. Councilman Dow then moved the adoption of Resolution No. 2741 ordering the work on the East Lodi Avenue Street Lighting District. The motion was seconded by Councilman Kirsten and carried. Councilman Kirsten, Culbertson second, moved the adoption of Resolution No. 2742 directing that the assessment on the Lodi Avenue Street Lighting District be prepared. Motion carried.

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REZONE S/S  
W. LOCKEFORD  
BTW PLEASANT  
& HUTCHINS  
TO C-1

ORD. NO. 766  
INTRODUCED

Notice thereof having been published in accordance with law, the Mayor called for hearing on the proposal to rezone the south side of Lockeford Street between Pleasant Avenue and Hutchins Street from the R-4 multiple family residential zone to the C-1 neighborhood commercial zone. City Manager Graves read the report of the Planning Commission which recommends the rezoning because of the proximity of existing commercial zoning and development along Lockeford Street to the north, east and west of this block, because of the adequate traffic capacity in Lockeford Street to serve this commercial area, and because the eventual commercial development of this area is proposed in the Lodi General Plan. There were no protests, written or oral. Councilman Culbertson moved the introduction of Ordinance No. 766 rezoning the south side of West Lockeford Street between Pleasant Avenue and Hutchins Street to C-1. The motion was seconded by Councilman Kirsten and carried.

MAURICE RAY  
RE SUBDIVISION  
MAP

Maurice Ray, Jr., 2331 Cabrillo Circle, protested that his map of the Vista Ray Subdivision was not being considered by the Council at this meeting and he wanted to know why not since he had brought his map into the Engineering Department three days before required and had put up the money for the utilities. City Manager Graves explained that the map would have been on the agenda Monday if all the requirements had been completed, but that he felt it was unfair to the Council to make such a presentation at the last minute, and therefore he and the Public Works Director had agreed that subdivision maps should be ready by Monday morning preceding the Council meeting in order to go on the agenda. Public Works Director Shelley Jones reported that the map filing ~~had~~ had not been submitted and that an easement deed had not been signed in time to have the map placed on the agenda.

W. SALOMON RE  
DOWNTOWN PARKING

Mr. Walter Salomon, 116 South Avena Avenue, asked if something could be done about the downtown parking meters. He felt that the one-hour parking limit was too short and therefore harmful to business. According to Mr. Salomon, in other towns two-hour parking is used and the merchants validate parking of customers on city lots. He said in order to keep people trading at home it was necessary to give them service. He mentioned the competition of merchants along Pacific Avenue who provide plenty of free parking. City Manager Graves recalled that when parking limits were removed on Saturday afternoons the merchants requested that the parking limits be put back because the spaces were being used by business personnel. He thought that two-hour parking would result in meter feeding by the clerks. Mayor Brown suggested that the merchants get together to discuss the problem. Councilman Culbertson suggested that Mr. Salomon get in touch with Mr. Marengo of Stockton who will be opening a store in the Lodi downtown area as he may have some other ideas for coping with this problem.

SUBDIVISION  
CHARGES

RES. NO. 2743  
ADOPTED

Mr. Graves reported that a review has been made of the subdivision charges as set forth in Resolution No. 2184 which was adopted in 1958, and it has been found that the City has lost money on the last four subdivisions. He recommended that the following changes be made: For residential development, from \$1,100 per acre for the first five acres and \$975 per acre for each additional acre to a flat \$1,920 per acre, and for non-residential development, from \$350 per acre for storm drainage and fire protection to \$675 per acre.

## Minutes of July 1, 1964 continued

He said no significant difference in cost between large and small subdivisions had been found. He also recommended that the \$250 surcharge for any residential development remain the same. Councilman Dow said such a change would work a hardship on any subdividers who have filed maps, and he moved the adoption of Resolution No. 2743 establishing the new rates, but excluding therefrom all subdivisions for which tentative maps have been accepted by the Planning Commission as of this date. The motion was seconded by Councilman Walton. The Council then discussed the equity of the proposed resolution. Mayor Brown felt the subdividers should pay their fair share and should start doing it now. Mr. Graves said the City would be losing \$27,799 on the next three subdivisions under the present rates. After discussion of the equity of the proposed motion, the obligation of the Council to the taxpayers, and the possible hardship to the subdividers who have filed maps, the vote was taken and the motion failed by the following:

AYES: Councilmen - DOW and WALTON

NOES: Councilmen - CULBERTSON, KIRSTEN and BROWN

Councilman Culbertson moved the adoption of Resolution No. 2743 repealing Resolution No. 2184 and adopting the following charges for property development: For residential development: \$250 surcharge and \$1,920 per acre; for non-residential development: \$675 per acre for storm drainage and fire protection, and the actual cost of water and sanitary sewer. The motion was seconded by Mayor Brown and carried by the following vote:

AYES: Councilmen - CULBERTSON, KIRSTEN and BROWN

NOES: Councilmen - DOW and WALTON

Councilman Dow moved that the La Ruth and Vista Ray subdivisions on which deposit had been made or letter of credit filed be excluded from the fees required by Resolution No. 2743. The motion was seconded by Councilman Walton. After discussion of possible legal and moral obligations to the developers of the above subdivisions, the vote was taken and the motion passed by the following vote:

AYES: Councilmen - CULBERTSON, DOW, KIRSTEN and WALTON

NOES: Councilmen - BROWN

## PLANNING COMMISSION

FINAL MAP  
LA RUTH PARK

All requirements of the Subdivision Ordinance having been complied with, the final map of the La Ruth Park Subdivision was presented for Council consideration. Councilman Culbertson moved that the La Ruth Park subdivision be approved. His motion was seconded by Councilman Walton and carried.

## COMMUNICATIONS

## ABC LICENSES

Notices were read of the following applications for Alcoholic Beverage Licenses:

1. Retail Package Off-Sale Beer and Wine, Richard C. Hayes, Dick's Market #2, 203 S. School Street.

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2. Retail Package Off-Sale, General License, Arthur and Martha Opp, Opp's Tokay Bottle Shop, 531 West Lockeford Street.
3. On-Sale Beer and Wine, Public Premises, Edward and Shirley Scherle, Ed & Shirley's Bar, 114 N. Sacramento Street.

#### REPORTS OF CITY MANAGER

CLAIMS	Claims in the amount of \$121,696.06 were approved on motion of Councilman Dow, Culbertson second.
SPECS - POLICE CAR	Specifications for a police car which will be required for the new beat were approved and advertising for bids authorized on motion of Councilman Dow, Walton second.
VACATE EASEMENT IN ERICH PARK #1  ORDER ADOPTED	A recommendation was received from the Director of Public Works, the Superintendent of Public Utilities, the Pacific Telephone and Telegraph Company and the Pacific Gas and Electric Company that a portion of an easement in the West 88.20 feet of Lot 30 in Erich Park Unit No. 1 be abandoned since this portion of easement is not now occupied by any public utilities and there is no present or prospective public need for said portion. A map showing the proposed abandonment was also presented. On motion of Councilman Walton, Dow second, the City Council adopted its order vacating a portion of easement in Erich Park Unit No. 1 as recommended.
STOP SIGNS  RES. NO. 2744 ADOPTED	Mr. Graves reported that the Director of Public Works recommends the erection of stop signs at the entrance of Houston Lane and Kelly Street on Pine Street, at Houston Lane on Victor Road, at Tamarack Drive on Fairmont Avenue, and at Lodi Avenue on the Frontage Road. On motion of Councilman Dow, Walton second, the City Council adopted Resolution No. 2744 authorizing erection of stop signs as recommended.
M.J. VARNER SAFETY BLDG CONTRACT	City Attorney Mullen reviewed a contract which had been submitted by Marion J. Varner covering the architectural and engineering work on the proposed Public Safety Building (police and fire facilities). The contract is written so that each phase of the project will require approval from the Council before Mr. Varner proceeds from one phase to the next. The first phase which Mr. Varner is working on now, would be the schematic portion of the project which is listed as costing not more than \$2500 with \$500 suggested as a retainer. The City Attorney also referred to a letter dated June 29 from Mr. Varner to the City Manager clarifying certain parts of the agreement. After discussion of the terms of the contract, it was moved by Councilman Culbertson, Dow second, that the agreement with Mr. Varner be approved and the Mayor be authorized to execute same. The motion carried by unanimous vote.

#### ORDINANCES

REZONING KETTLEMAN BTW FAIRMONT AND HAM TO R-3  ORD. NO. 763 ADOPTED	ORDINANCE NO. 763, entitled "AN ORDINANCE AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN PROPERTY ON THE NORTH SIDE OF KETTLEMAN LANE BETWEEN HAM LANE AND FAIRMONT AVENUE TO BE IN THE R-3 LIMITED MULTIPLE-FAMILY RESIDENTIAL ZONE," having been introduced at the regular meeting of June 17, 1964, was brought up for passage on motion of Councilman Dow, Walton second. Second reading was omitted after reading by title and the ordinance was passed, adopted and ordered to print by the following vote:
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## Minutes of July 1, 1964 continued

AYES: Councilmen - CULBERTSON, DOW, KIRSTEN  
WALTON and BROWN  
NOES: Councilmen - None  
ABSENT: Councilmen - None

REZONING  
510 MURRAY ST.  
TO C-1

ORD. NO. 764  
ADOPTED

ORDINANCE NO. 764, entitled "AN ORDINANCE AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING PROPERTY AT 510 MURRAY STREET TO BE IN THE C-1 NEIGHBORHOOD-COMMERCIAL ZONE," having been introduced at the regular meeting of June 17, 1964, was brought up for passage on motion of Councilman Dow, Kirsten second. Second reading was omitted after reading by title and the ordinance was passed, adopted and ordered to print by the following vote:

AYES: Councilmen - CULBERTSON, DOW, KIRSTEN  
WALTON and BROWN  
NOES: Councilmen - None  
ABSENT: Councilmen - None

1964-65  
OPERATING  
BUDGET

ORD. NO. 765  
ADOPTED

ORDINANCE NO. 765, entitled "ADOPTING AN OPERATING BUDGET FOR THE SUPPORT OF THE VARIOUS DEPARTMENTS OF THE CITY OF LODI FOR THE FISCAL YEAR BEGINNING JULY 1, 1964 AND ENDING JUNE 30, 1965," having been introduced at the regular adjourned meeting of June 24, 1964, was brought up for passage on motion of Councilman Kirsten, Dow second. Second reading was omitted after reading by title and the ordinance was passed, adopted and ordered to print by the following vote:

AYES: Councilmen - CULBERTSON, DOW, KIRSTEN,  
WALTON and BROWN  
NOES: Councilmen - None  
ABSENT: Councilmen - None

## REPORTS OF CITY MANAGER (continued)

MALL POWER  
SERVICE

Mr. Graves said some changes had been made in the plans for providing underground power service to the Mall. Superintendent of Utilities McLane was present to explain the new proposal. He gave an outline of his latest plan for servicing the Mall, illustrating his talk with sketches on the blackboard. He recommended that when it became necessary to change the transformers that they be placed in an underground vault in the street at the end of the Mall rather than in the basement of the Hotel Lodi as suggested and approved at the Council meeting of June 17, 1964. If vaults are placed in the streets at the alleyways they will serve to feed from one block to the next at such times as conversions are made to underground conduit. He therefore recommended that the proposed transaction with the hotel owners be dropped as not practical. Councilman Dow moved that the recommendation of the Superintendent of Utilities be accepted, dropping the proposal to purchase a vault easement from the hotel owners and approving the new plans as demonstrated. The motion was seconded by Councilman Walton and carried with Councilman Culbertson abstaining because of his work with the property owners involved.

INFORMATION  
FOR BUILDERS  
AND SUBDIVIDERS

Councilman Culbertson brought up the subject of having pamphlets prepared for subdividers so that they would be familiar with City regulations. He suggested that a pamphlet be prepared for builders also and that a copy of the check list used by the building inspector should be given to the contractor as it might be a means of avoiding some problems.

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EXECUTIVE SESSION

At 10:35 p.m. the Council adjourned to an Executive Session in order to consider appointments to the Library Board and Planning Commission, on motion of Councilman Culbertson, Walton second. The Council returned to open meeting at 10:45 p.m.

APPOINTMENTS

RINN AND  
SINGER TO  
LIBRARY BD.

Mayor Brown stated that Miss Ida E. Rinn and Mr. Lewis P. Singer, Jr., had expressed their willingness to serve on the Library Board of Trustees for another term and he recommended their reappointment. On motion of Councilman Walton, Dow second, the Council concurred in the reappointment of Miss Rinn and Mr. Singer to the Library Board for three-year terms ending June 30, 1967.

TRACY AND  
ROBINSON TO  
PLANNING COM.

The Mayor then requested the Council's concurrence in the appointment of Mr. Michael Tracy and Mr. Dean Robinson to the City Planning Commission to fill the vacancies created by the expiration of the terms of Mr. Harold Kundert and Dr. Wesley Smith. On motion of Councilman Walton, Kirsten second, the Council concurred in the appointment of Mr. Tracy and Dr. Robinson to the Planning Commission for four-year terms ending June 30, 1968.

There being no further business the Council adjourned at 10:50 p.m.

  
Attest: BEATRICE GARIBALDI  
City Clerk